



- ONE Bedroom Apartment
- Open Plan Modern Kitchen
- Walking Distance of Uxbridge Town Centre
- Balcony
- Off Street Parking Space
- First Floor
- Bathroom With Shower
- Gas Central Heating
- Entrphone System
- EPC Rating C

A modern and spacious ONE-bedroom apartment featuring a bright open-plan living area, private balcony, stylish kitchen with integrated appliances, double bedroom with fitted wardrobe and a sleek bathroom.

Additional benefits to this first floor property include; a balcony, an entry phone system, gas central heating, double glazing, bike shed, off street parking and no onward chain.

Ideal for first-time buyers, downsizers, or investors, this well-presented home is just over 0.5 miles (approx) from Uxbridge town centre, offering excellent transport links, shopping, and dining options.

Located on a popular residential road, the property offers easy access to Brunel University, Hillingdon Hospital, and major roads including the A40/M40 and M4. Nearby are well-regarded schools such as St Mary's and Whitehall.

Viewings are strictly by appointment only.

Price: Offers in excess of £240,000

Tenure: Leasehold

Lease: Lease Term 125 years from 1 January 2008

Years Remaining: 108 Approx

Service Charge & Insurance: £1280 Per Annum (Approx)

Service Charge Review: Annually

Ground Rent £275 Per Annum

Ground Rent Review: 25 Years

Local Authority: Hillingdon

Council Tax Band: C

Broadband type: Up to Ultrafast 80 Mbps d/l 20 Mbps u/l

Mobile Coverage (Indoor):

Provider| Voice | Data

EE| Likely Likely

Three| Likely Likely

O2| Likely Limited

Vodafone| Likely Likely


*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are


based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>

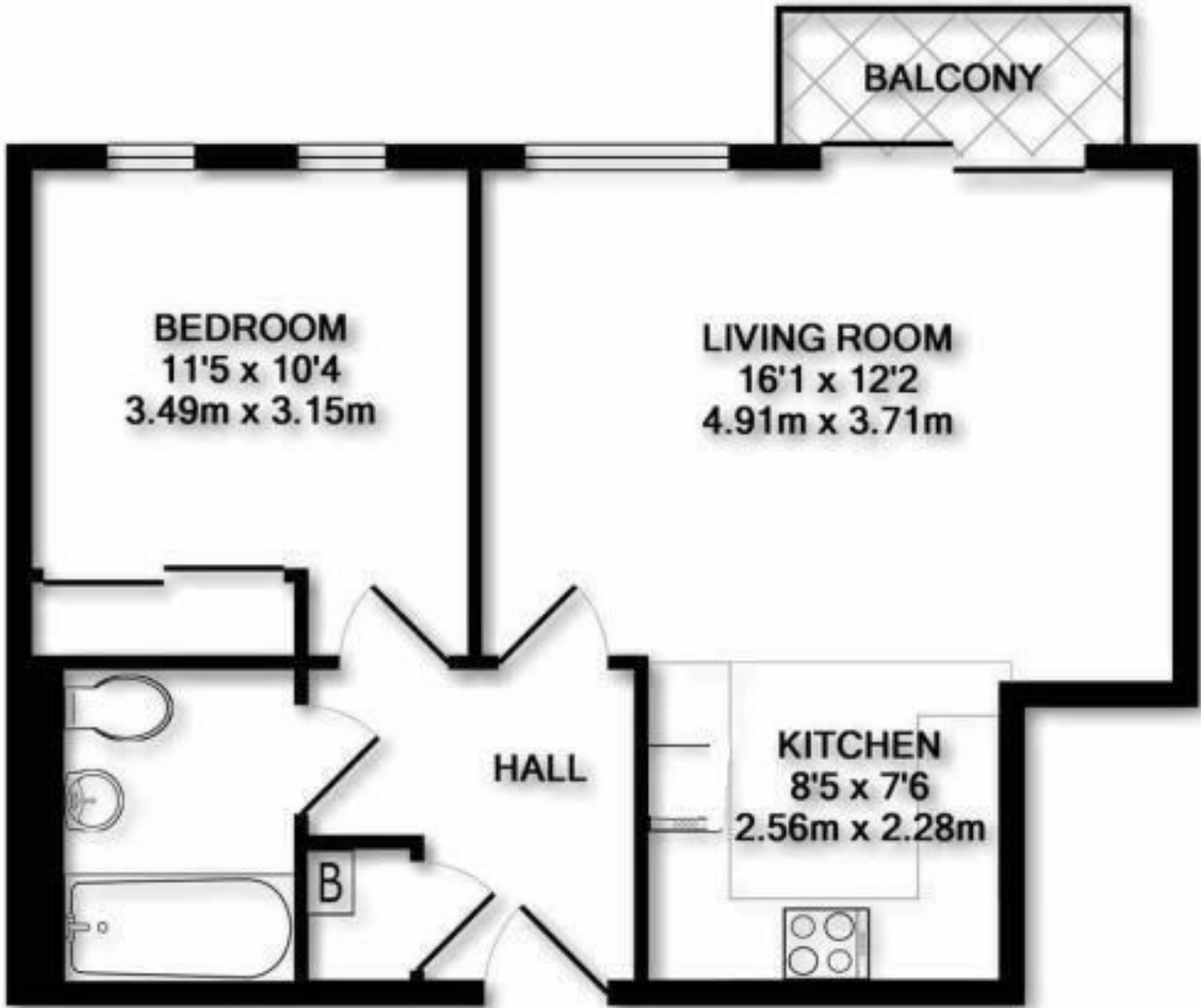






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	80	80
EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
EU Directive 2002/91/EC 		

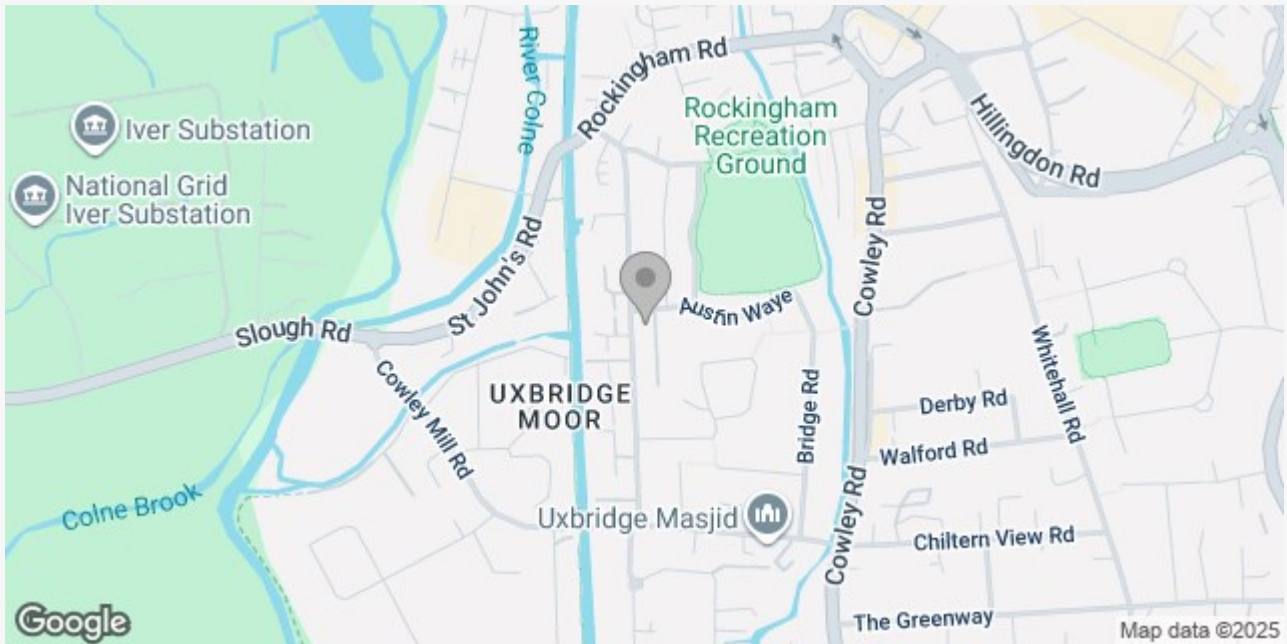


TOTAL APPROX. FLOOR AREA 466 SQ.FT. (43.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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